

00559333/rl



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

WILMINGTON TRUST, NATIONAL  
ASSOCIATION, AS SUCCESSOR TRUSTEE  
TO CIIBANK, N.A., AS TRUSTEE FOR BEAR  
STEARNS ALT-A TRUST, MORTGAGE  
PASS-THROUGH CERTIFICATES, SERIES  
2006-4 FHA/VA/RHS: NATIONSTAR  
MORTGAGE LLC

vs.

FRED H. MONZAKI; OLYMPIC PEAK  
ESTATES HOMEOWNERS ASSOCIATION;  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. AS NOMINEE FOR  
COUNTRYWIDE BANK, N.A.;  
COUNTRYWIDE BANK, N.A.; JOHN AND  
JANE DOES, I THROUGH V, OCCUPANTS OF  
THE SUBJECT REAL PROPERTY; JANE DOE,  
UNKNOWN SPOUSE OF FRED H. MONZAKE

**SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF  
SALE OF REAL PROPERTY**

CAUSE # 15-2-31291-0 KNT

CORRECTED JUDGMENT RENDERED ON 5/31/2017  
ORDER OF SALE ISSUED: 6/29/2017  
DATE OF LEVY: 7/26/2017

TO: FRED H. MONZAKI, JUDGMENT DEBTOR:

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF  
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)  
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED  
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

**9414 S 196TH PL, RENTON, WA 98055**

LOT 21, OLYMPIC PEAK ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN  
VOLUME 223 OF PLATS, PAGES 21 THROUGH 24, INCLUSIVE, IN KING COUNTY,  
WASHINGTON. APN/PARCEL NO. 638512021004

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

**TIME: 10:00 AM**  
**DATE: SEPTEMBER 15, 2017**  
**PLACE: 4<sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION**  
**BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT  
OF **\$443,197.06** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR  
THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse  
516 Third Avenue  
Room W-150  
Seattle, WA 98104  
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- ☐ 1. No redemption rights after sale.
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on .
- ☒ 3. **A redemption period of one year which will expire at 4:30 p.m. on SEPTEMBER 15, 2018.**

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

**IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON SEPTEMBER 15, 2018. , THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.**

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF  
King County, Washington

BY: HUGO ESPARZA  
DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104  
206-263-2600

ATTORNEY:  
MCCARTHY & HOLTHUS, LLP  
108 1ST AVENUE S  
STE 300  
SEATTLE, WA 98104  
206-596-4856